

UNITED STATES BANKRUPTCY COURT
 DISTRICT OF NEW JERSEY

In Re: APRIL D. ROBINSON, DEBTOR(S)	Case No.: <u>22-14158 TBA</u> Chapter: <u>13</u> Judge: <u>TBA</u>
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NOTICE OF PROPOSED PRIVATE SALE

April D. Robinson, the Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: U.S. Bankruptcy Court District of New Jersey PO Box 1352 Newark, NJ 07101-1352
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If an objection is filed, a hearing will be held before the Honorable TBA, USBJ on May 7, 2025 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 3E, 50 Walnut St., 3rd Floor, Newark, NJ 07102. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: <div style="text-align: center;">14 Willowmere Avenue, Montclair, New Jersey 07042</div>

Proposed Purchaser: Elizabeth Guzman and Isabel Castro
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Sale price: <div style="text-align: center;">\$540,000</div>

☐ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Amount to be paid: Services rendered:

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Raymond & Raymond, Esqs., Attn: Herbert B. Raymond, Esq.

Address: 7 Glenwood Avenue, 4th Floor, East Orange NJ 07017

Telephone No.: Phone: 973-675-5622; Email: herbertraymond@gmail.com; Fax 1-408-519-6711

In re:
April D Robinson
Debtor

Case No. 22-14158-RG
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-2
Date Rcvd: Mar 25, 2025

User: admin
Form ID: pdf905

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Total Noticed: 67

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. § 342(f)/Fed. R. Bank. P. 2002(g)(4).
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.
##	Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 27, 2025:

Recip ID	Recipient Name and Address
db	+ April D Robinson, 1021 Kenyon Avenue, Plainfield, NJ 07060-2805
519644873	+ Constance Eason, 1021 Kenyon Avenue, Plainfield, NJ 07060-2805
519621146	+ Einhorn, Harris Ascher Barbarito Frost, Ironson, PC, 168 East Main Street, Denville, NJ 07834-2651
519621148	+ Einhorn, Harris Ascher Barbarito Frost PC, PO Box 310, 168 East Main Street, Denville, NJ 07834-2651
519621150	+ Einhorn, Harris, Asher, Barbaritto, Frost, PO Box 3010, Denville, NJ 07834-3010
519621151	+ Federal Loan Service, PO Box 69184, Harrisburg, PA 17106-9184
519644874	+ Georgia Brown, 1021 Kenyon Avenue, Plainfield, NJ 07060-2805
519644875	+ Joy Robinson, 1021 Kenyon Avenue, Plainfield, NJ 07060-2805
519621171	+ PHH Mortgage, PO Box 13891, Philadelphia, PA 19162-0001
519621172	PHH Mortgage, 1500 Commerce Parkway, Mount Laurel, NJ 08054
519621179	PHH Mortgage Services Inc., PO Box 5424, Mount Laurel, NJ 08054
519621188	+ Quicken Loans, 1050 Woodward Avenue, Detroit, MI 48226-3573
519621187	+ Quicken Loans, Attn: Bankruptcy, 1050 Woodward Avenue, Detroit, MI 48226-3573
519621189	Rocket Mortgage / Quicken Loans, 1050 Woodland Avenue, Detroit, MI 48226
519659133	+ Rocket Mortgage, LLC f/k/a Quicken Loans, at. el, 635 Woodward Avenue, Detroit MI 48226-3408
519621192	+ Selip and Stylianou, PO Box 9004, Melville, NY 11747-9004
519621198	Stark & Stark, PO Box 5315, Princeton, NJ 08543-5315
519621196	+ Stark & Stark, 993 Lenxo Drive, Trenton, NJ 08648-2389
519621199	Stark & Stark ESQ, PO Box 5315, Princeton, NJ 08543-5315
519621200	+ Stark & Stark PC, 993 Lenxo Drive, Trenton, NJ 08648-2389
519671333	+ THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YO, c/o Frenkel Lambert et al, 53 Gibson St, Bay Shore, NY 11706-8369
519621205	+ US Department Of Education, PO Box 81404, Atlanta, GA 30366-1404
519621204	+ US Department of Education, National Payment Center, PO Box 4169, Greenville, TX 75403-4169
519621208	+ US Department of Education, National Payment Center, PO Box 4142, Greenville, TX 75403-4142
519621207	+ Us Department of Education, PO Box 41309, Nashville, TN 37204-1309
519621209	+ Wardlaw Hartridge School, 1295 Inman Avenue, Edison, NJ 08820-1028

TOTAL: 26

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Mar 25 2025 20:50:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Mar 25 2025 20:50:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
cr	+ Email/Text: RASEBN@raslg.com	Mar 25 2025 20:49:00	The Bank of New York Mellon Trust Company, Nationa, Robertson, Anschutz, Schneid, Crane & Pa, 130 Clinton Rd #202, Fairfield, NJ

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			07004-2927
519621136	+ Email/Text: creditcardbkcorrespondence@bofa.com	Mar 25 2025 20:49:00	BAC Home Loan, PO Box 650070, Dallas, TX 75265-0070
519621137	+ Email/Text: creditcardbkcorrespondence@bofa.com	Mar 25 2025 20:49:00	BAC Home Loan Servicing, PO Box 650070, Dallas, TX 75265-0070
519621140	+ Email/Text: creditcardbkcorrespondence@bofa.com	Mar 25 2025 20:49:00	Bank of America, PO Box 982238, El Paso, TX 79998-2238
519621138	+ Email/Text: creditcardbkcorrespondence@bofa.com	Mar 25 2025 20:49:00	Bank of America, P0 Box 30610, Los Angeles, CA 90030-0610
519621139	+ Email/Text: mortgagebkcorrespondence@bofa.com	Mar 25 2025 20:49:00	Bank of America, 100 N Tyon Street, Charlotte, NC 28255-0001
519621141	+ Email/Text: BKMailBayview@bayviewloanservicing.com	Mar 25 2025 20:49:00	Bayview Loan Servicing, 4425 Ponce De Leon Blvd., 5th Floor, Miami, FL 33146-1837
519621142	+ Email/Text: bkmailbayview@bayviewloanservicing.com	Mar 25 2025 20:50:00	Bayview Loan Servicing, 62516 Collection Center Drive, Chicago, IL 60693-0001
519621143	Email/PDF: AIS.cocard.ebn@aisinfo.com	Mar 25 2025 21:05:53	Capital One, NA, Bankruptcy Dept., PO Box 5155, Norcross, GA 30091
519621145	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	Mar 25 2025 21:05:04	Capital One, NA, Capital One Bank (USA) N.A., P0 Box 30285, Salt Lake City, UT 84130-0285
519621153	+ Email/Text: bankruptcydpt@mcmcg.com	Mar 25 2025 20:50:00	Midland Credit Management, 350 Carmino De La Reina, Suite 100, San Diego, CA 92108-3007
519621156	+ Email/Text: bankruptcydpt@mcmcg.com	Mar 25 2025 20:50:00	Midland Funding, 2365 Northside Drive, San Diego, CA 92108-2710
519621154	+ Email/Text: bankruptcydpt@mcmcg.com	Mar 25 2025 20:50:00	Midland Funding, 8875 Aero Drive Ste 200, San Diego, CA 92123-2255
519621155	+ Email/Text: bankruptcydpt@mcmcg.com	Mar 25 2025 20:50:00	Midland Funding, 2365 Northside Drive Ste 30, San Diego, CA 92108-2710
519621159	+ Email/PDF: ADVS_EBN_BKR_AUTO@advs.aidvantage.com	Mar 25 2025 21:05:33	Navient, P0 Box 9635, Wilkes Barre, PA 18773-9635
519621166	+ Email/PDF: bankruptcy@ncfsi.com	Mar 25 2025 21:06:53	New Century Financial, 110 S Jefferson Rd Ste 1, Whippany, NJ 07981-1038
519621160	+ Email/PDF: bankruptcy@ncfsi.com	Mar 25 2025 21:05:18	New Century Financial, 110 S. Jefferson Road, Suite 104, Whippany, NJ 07981-1038
519621173	+ Email/Text: BKEBN-Notifications@ocwen.com	Mar 25 2025 20:49:00	PHH Mortgage, 1 Mortgage Way, Mount Laurel, NJ 08054-4624
519621174	+ Email/Text: BKEBN-Notifications@ocwen.com	Mar 25 2025 20:49:00	PHH Mortgage, 1661 Worthington Rd, West Palm Beach, FL 33409-6488
519646762	Email/Text: BKEBN-Notifications@ocwen.com	Mar 25 2025 20:49:00	PHH Mortgage Corporation, Bankruptcy Department-P.O. Box 24605, West Palm Beach, FL 33416-4605
519621178	+ Email/Text: BKEBN-Notifications@ocwen.com	Mar 25 2025 20:49:00	PHH Mortgage Services, 1661 Worthington Road, West Palm Beach, FL 33409-6488
519621181	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Mar 25 2025 21:05:45	Portfolio Recovery, 140 Corporate Blvd., Norfolk, VA 23502
519621180	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Mar 25 2025 21:06:43	Portfolio Recovery, Attn: Bankruptcy, P0 Box 41067, Norfolk, VA 23541
519621182	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Mar 25 2025 21:06:24	Portfolio Recovery, P0 Box 41067, Norfolk, VA 23541
519621167	Email/Text: signed.order@pfwattorneys.com	Mar 25 2025 20:49:00	New Century Financial, 7 Entin Road, Parsippany, NJ 07054-9944
519621168	Email/Text: signed.order@pfwattorneys.com		

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		Mar 25 2025 20:49:00	New Century Financial, Attn: Pressler & Pressler, 7 Entin Road, Parsippany, NJ 07054
519621183	Email/Text: signed.order@pfwattorneys.com	Mar 25 2025 20:49:00	Pressler & Pressler ESQ, 7 Entin Road, Parsippany, NJ 07054
519621184	Email/Text: signed.order@pfwattorneys.com	Mar 25 2025 20:49:00	Pressler & Pressler ESQ PC, 7 Entin Road, Parsippany, NJ 07054
519621185	Email/Text: signed.order@pfwattorneys.com	Mar 25 2025 20:49:00	Pressler And Pressler, Attorneys, 7 Entin Road, Parsippany, NJ 07054
519621186	Email/Text: signed.order@pfwattorneys.com	Mar 25 2025 20:49:00	Pressler And Pressler, LLP, 7 Entin Road, Parsippany, NJ 07054
519621193	Email/Text: EBN@seliplaw.com	Mar 25 2025 20:49:00	Selip and Stylianou, 199 Crossways Park Drive, Woodbury, NY 11797
519621190	+ Email/PDF: bankruptcy_prod@navient.com	Mar 25 2025 21:06:31	Sallie Mae Bankruptcy, 220 Lasley Avenue, Wilkes Barre, PA 18706-1430
519621191	Email/PDF: bankruptcy_prod@navient.com	Mar 25 2025 21:06:43	Sallie Mae Servicing, PO Box 4600, Wilkes Barre, PA 18773
519621194	+ Email/Text: mtgbk@shellpointmtg.com	Mar 25 2025 20:49:00	Shellpoint Mortgage, 55 Beattie Place, Greenville, SC 29601-2165
519621195	+ Email/Text: mtgbk@shellpointmtg.com	Mar 25 2025 20:49:00	Shellpoint Mortgage Servicing, Attn: Bankruptcy, P0 Box 10826, Greenville, SC 29603-0826
519621202	^ MEBN	Mar 25 2025 20:48:18	Stern & Eisenberg PC ESQ, 1581 Main Street, Suite 200, Warrington, PA 18976-3403
520432980	+ Email/Text: RASEBN@raslg.com	Mar 25 2025 20:49:00	The Bank of New York Mellon Trust Company, Robertson, Anschutz, Schneid, Crane, 13010 Morris Road, Suite 450, Alpharetta, GA 30004-2001
519621206	+ Email/Text: edbknotices@ecmc.org	Mar 25 2025 20:49:00	US Department of Education, PO Box 530260, Atlanta, GA 30353-0260
519621203	+ Email/Text: edbknotices@ecmc.org	Mar 25 2025 20:49:00	US Department of Education, Atlanta Service Center, Atlanta Federal Center Tower, 61 Forsyth Street SW , Room 19T89, Atlanta, GA 30303-8928

TOTAL: 41

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr	*+	The Bank of New York Mellon Trust Company, Robertson, Anschutz, Schneid, Crane, 13010 Morris Road, Suite 450, Alpharetta, GA 30004-2001
519621144	*P++	CAPITAL ONE, PO BOX 30285, SALT LAKE CITY UT 84130-0285, address filed with court:, Capital One, NA, Bankruptcy Dept., PO Box 5155, Norcross, GA 30091
519621147	*+	Einhorn, Harris Ascher Barbarito Frost, Ironson, PC, 168 East Main Street, Denville, NJ 07834-2651
519621149	*+	Einhorn, Harris Ascher Barbarito Frost PC, PO Box 310, 168 East Main Street, Denville, NJ 07834-2651
519621152	*+	Federal Loan Service, P0 Box 69184, Harrisburg, PA 17106-9184
519621157	*+	Midland Funding Co. Inc., 2365 Northside Drive Ste 30, San Diego, CA 92108-2710
519621158	*+	Midland Funding Company, 2365 Northside Drive Ste 30, San Diego, CA 92108-2710
519621162	*+	New Century Financial, 110 S. Jefferson Rd., Suite 104, Whippany, NJ 07981-1038
519621161	*+	New Century Financial, 110 S. Jefferson Road, Suite 104, Whippany, NJ 07981-1038
519621163	*+	New Century Financial, 110 S. Jefferson Road, Suite 104, Whippany, NJ 07981-1038
519621164	*+	New Century Financial, 110 S. Jefferson Road, Suite 104, Whippany, NJ 07981-1038
519621165	*+	New Century Financial, 110 S. Jefferson Road, Suite 104, Whippany, NJ 07981-1038
519621176	*+	PHH Mortgage, 1 Mortgage Way, Mount Laurel, NJ 08054-4624
519621175	*+	PHH Mortgage, PO Box 13891, Philadelphia, PA 19162-0001
519621177	*+	PHH Mortgage LLC, 1 Mortgage Way, Mount Laurel, NJ 08054-4624
519621169	*P++	PRESSLER FELT & WARSHAW LLP, 7 ENTIN RD, PARSIPPANY NJ 07054-5020, address filed with court:, New Century

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519621170	*P++	Financial, LLC, Attn: Pressler & Pressler, 7 Entin Road, Parsippany, NJ 07054
519621197	*+	PRESSLER FELT & WARSHAW LLP, 7 ENTIN RD, PARSIPPANY NJ 07054-5020, address filed with court:, New Century
519621210	*+	Financial, LLC, Attn: Pressler & Pressler, 7 Entin Road, Parsippany, NJ 07054
519621211	*+	Stark & Stark, 993 Lenox Drive, Trenton, NJ 08648-2389
519621201	##+	Wardlaw Hartridge School, 1295 Inman Avenue, Edison, NJ 08820-1028
		Wardlaw Hartridge School LLC, 1295 Inman Avenue, Edison, NJ 08820-1028
		Stern & Eisenberg P C, 1040 N Kings Highway, Suite 407, Cherry Hill, NJ 08034-1925

TOTAL: 0 Undeliverable, 20 Duplicate, 1 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 27, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 21, 2025 at the address(es) listed below:

Name	Email Address
Denise E. Carlon	on behalf of Creditor Rocket Mortgage LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Douglas J. McDonough	on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-76, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-76 dmcdonough@flwlaw.com, NJbkyecf@flwlaw.com
Herbert B. Raymond	on behalf of Debtor April D Robinson herbertraymond@gmail.com raymondmail@comcast.net;bankruptcyattorneys@comcast.net;herbertraymond@gmail.com;carbonell_c@hotmail.com;kdelyon.raymond@gmail.com;herbertraymond5967@yahoo.com;raymondlaw5622@gmail.com;courtemails789@gmail.com
Kimberly A. Wilson	on behalf of Creditor The Bank of New York Mellon Trust Company National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Produc kimwilson@raslg.com
Marie-Ann Greenberg	magecf@magtrustee.com
Sherri R. Dicks	on behalf of Creditor The Bank of New York Mellon Trust Company sdicks@raslg.com shrdlaw@hotmail.com
Sherri R. Dicks	on behalf of Creditor The Bank of New York Mellon Trust Company National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Produc sdicks@raslg.com, shrdlaw@hotmail.com
Sindi Mncina	on behalf of Creditor The Bank of New York Mellon Trust Company National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Produc smncina@raslg.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 9